

# Yeovil Town Council



Town House  
19 Union Street  
Yeovil  
Somerset  
BA20 1PQ

Planning Committee

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## Planning Committee

Monday 13<sup>th</sup> July 2020

7.00pm

Virtual Meeting using Zoom meeting software

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Any members of the public wishing to view or participate in the meeting please see inside front cover for detailed instructions, and email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 13<sup>th</sup> July 2020.

For further information on the items to be discussed, please contact [helen.ferdinand@yeovil.gov.uk](mailto:helen.ferdinand@yeovil.gov.uk).

Amanda Card, Town Clerk

7<sup>th</sup> July 2020

This information is also available on our website: [www.yeovil.gov.uk](http://www.yeovil.gov.uk)

## **Members of Yeovil Town Council's Planning Committee are summoned to attend:**

	Jane Lowery
Jade Dash	Sarah Lowery
Karl Gill	Graham Oakes ( <i>Chairman</i> )
David Gubbins	Evie Potts-Jones
Gordon Hunting	Wes Read
Kaysar Hussain	Roy Spinner
Terry Ledlie	Rob Stickland ( <i>Vice Chairman</i> )
Mike Lock	Helen Stonier (Ex- officio)

### **Information for the Public**

During the coronavirus pandemic Town Council meetings will be held via Zoom video-conferencing. For more details on the regulations regarding remote/virtual meetings please see the Local Authorities and Police and Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

### **Public Comments at meetings (held via Zoom)**

We recognise that these are challenging times, but we still value the public's contribution to our virtual meetings. Any members of the public wishing to view or participate in the meeting by making a comment on a planning application or other matter need to email [ytic@yeovil.gov.uk](mailto:ytic@yeovil.gov.uk) by 9:00am on Monday, 13<sup>th</sup> July 2020 providing the following information:

- your email address;
- your name(s);
- the relevant planning application number(s);
- state whether you are the agent, an objector, or a supporter;
- state if you want to participate or just view the meeting.

Instructions will be sent to you to join the meeting, but please note participants have a maximum of 3 minutes to speak.

## **Recording of Council Meetings**

The Local Audit and Accountability Act 2014 allows both the public and press to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

Any member of the public wishing to record or film proceedings must let the Chairman of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e. clearly visible to anyone at the meeting), but non-disruptive. Please refer to our Policy on audio/visual recording and photography at Council meetings at [www.yeovil.gov.uk](http://www.yeovil.gov.uk). This permission does not extend to private meetings or parts of meetings which are not open to the public.

Members of the public exercising their right to speak who do not wish to be recorded or filmed, need to inform the Chairman who will instruct those taking a recording or filming to cease doing so while they speak.

## **Equality Act 2010**

The general public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age	Race
Disability	Religion or Belief
Gender Reassignment	Sex
Marriage and Civil Partnership	Sexual Orientation
Pregnancy and Maternity	

## **Human Rights Act Statement**

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However, when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this council's recommendations on planning applications take into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be taken into consideration by South Somerset District Council as the Planning Authority when they determine the applications.

# AGENDA

*Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application have been completed.*

## **10/097 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN**

Council to receive apologies for absence and consider the reasons given. LGA 1972 s85(1)

## **10/098 DECLARATIONS OF INTEREST**

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any requests from members for Dispensations that accord with Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations).

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

## **10/099 MINUTES**

To confirm as a correct record the Minutes of the previous meeting held on 15 June 2020.

## **10/100 PLANS LIST – FOR CONSIDERATION** (Pages 2 to 6)

## **10/101 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION** (Page 7)

## **10/102 CORRESPONDENCE**

## **10/103 PLANNING DECISIONS** (Pages 8 to 9)

**10/100 PLANS LIST – FOR CONSIDERATION**

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	20/01087/FUL Grove Avenue	Stonewater Ltd	The Park School Kingston Site Kingston Yeovil BA20 1DX	Redevelopment of former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade II Listed Kingston House to 8 no. dwellings, erection of 30 no. new dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01087/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01087/FUL</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
2	20/01088/LBC Grove Avenue	Stonewater Ltd	The Park School Kingston Site Kingston Yeovil BA20 1DX	Listed Building Consent for the redevelopment of Former Park School site consisting of the conversion of existing buildings to 7 no. dwellings, conversion of and works to the Grade II Listed Kingston House to 8 no. dwellings, erection of 30 no. new dwellings, demolition of 3 existing school buildings and associated infrastructure, access enhancements, landscaping and all associated works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01088/LBC">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01088/LBC</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
3	SCC/3726/2020 Yeovil Lyde	Somerset County Council	Fiveways School Victoria Road Yeovil BA21 5AZ	Single storey modular 2 classroom building, car parking, play areas and pupil drop-off area.	
<a href="https://planning.somerset.gov.uk/Planning/Display?applicationNumber=SCC/3726/2020">https://planning.somerset.gov.uk/Planning/Display?applicationNumber=SCC/3726/2020</a>					
4	20/01688/HOU Yeovil Westland	Ms A. Weekes	14 Southwoods Yeovil BA20 2QG	Conversion of existing attic room to include raised roof pitch and full-length dormer, formation of a new front entrance and porch enclosure	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01688/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01688/HOU</a>					

	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
5	20/01560/FUL Yeovil Westland	Abbey Manor Developments Ltd.	96 Middle Street Yeovil Somerset BA20 1LT	Demolition of an existing building and erection of a replacement building comprising retail/commercial uses (A1, A2, A3, A4, A5 & B1a) at ground floor level, 9 No. residential apartments (C3) at first and second floor levels and associated works	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01560/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01560/FUL</a>					
6	20/01698/FUL Crofton Park	Mr Peter Colby	Yeovil Bowls And Squash Club 35A Higher Kingston Yeovil Somerset BA21 4AS	Removal of existing southern boundary treatment & proposed erection of new boundary retaining wall with re-levelling of retained ground to create additional parking spaces.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01698/FUL">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01698/FUL</a>					



	<b>APPLICATION NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
7	20/01574/HOU Yeovil Summerlands	Mr & Mrs David Neate-Stidson	141 Ilchester Road Yeovil BA21 3BG	Demolition of existing garage and the erection of a larger garage with room above.	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01574/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01574/HOU</a>					

**10/101 NEIGHBOURING PARISH COUNCIL CONSULTATION - FOR CONSIDERATION/INFORMATION**

	<b>APPLICANT NO. Parish Ward</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Notes</b>
1	20/01726/HOU Yeovil Without	Mr Matthew Hellier	44 Nelson Way Yeovil BA21 5DT	Conversion of a double garage into a home office and creation of a lean to storage area	
<a href="https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01726/HOU">https://www.southsomerset.gov.uk/forms/planning/planning-documents?ref_no=20/01726/HOU</a>					

## 10/103 PLANNING DECISIONS

Alterations and the change of use of premises from a children's nursery (Use Class D1) to form a total of 5 residential flats. 2/4 Beer Street Yeovil Somerset BA20 2AF Ref. No: **19/01708/FUL** | Received: Wed 15 May 2019 | Validated: Wed 15 May 2019 |

Status: Approved

The demolition of existing garages and the erection of a single storey building for a place of worship (Use Class D1). Garage Site Adj 70 Earle Street Yeovil Somerset Ref. No: **19/03303/FUL** | Received: Tue 03 Dec 2019 | Validated: Thu 02 Jan 2020 | Status: **Approved**

Erection of single storey extension to side and rear of existing property - retrospective 52 Cromwell Road Yeovil BA21 5AW Ref. No: **20/00560/HOU** | Received: Mon 24 Feb 2020 | Validated: Thu 02 Apr 2020 | Status: Approved

Demolition of existing garage, erection of two storey side/rear extension together with external alterations 186 Goldcroft Yeovil BA21 4DB Ref. No: **20/00937/HOU** | Received: Sat 28 Mar 2020 | Validated: Sat 28 Mar 2020 | Status: Approved

Alterations and extensions to side and rear of dwelling (re-submission of 14/02111/FUL) 2 Grove Avenue Yeovil Somerset BA20 2BB Ref. No: **20/01043/HOU** | Received: Tue 31 Mar 2020 | Validated: Tue 31 Mar 2020 | Status: Approved

Prior approval for proposed change of use of former shop (Use Class A1) to residential (Use Class C3) 1 Great Western Terrace Yeovil Somerset BA21 5AA Ref. No: **20/01115/PAIA** | Received: Wed 01 Apr 2020 | Validated: Fri 17 Apr 2020 | Status: Decided

Erection of a two storey extension to side and rear of dwelling, single storey to side of dwelling, erection of porch to front and alterations to garage 13 Chestnut Drive Yeovil Somerset BA20 2NL Ref. No: **20/01003/HOU** | Received: Mon 06 Apr 2020 | Validated: Mon 06 Apr 2020 | Status: Approved

Single storey extension to school, relocation of bike/bin store, new bike store, additional car parking, reconfiguration of and new hard and soft play areas, landscaping and support infrastructure Fiveways School Victoria Road Yeovil Somerset BA21 5AZ Ref. No: **20/01176/CPO** | Received: Mon 20 Apr 2020 | Validated: Mon 20 Apr 2020 | Status: Decided

Notification of intent to carry out tree surgery works to No 1 tree within a Conservation Area 39 Grove Avenue Yeovil BA20 2BE Ref. No: **20/01174/TCA** | Received: Sat 25 Apr 2020 | Validated: Sat 25 Apr 2020 | Status: Decided

Erection of a first floor extension to side of dwelling with a pitched roof over existing flat roof to form en-suite and store 2 Arnewood Gardens Yeovil Somerset BA20 2LQ Ref. No: **20/01293/HOU** | Received: Thu 30 Apr 2020 | Validated: Mon 11 May 2020 | Status: Approved

Application for a non-material amendment to planning application 20/00579/HOU to amend the type of roof tiles. 85 Southway Drive Yeovil Somerset BA21 3EB Ref. No: **20/01361/NMA** | Received: Tue 12 May 2020 | Validated: Fri 15 May 2020 | Status: Decided

Prior approval for the change of use of shop to leisure use (use class D2) 32 Goldcroft Yeovil Somerset BA21 4DH Ref. No: **20/01334/P3JPA** | Received: Tue 12 May 2020 | Validated: Tue 12 May 2020 | Status: Withdrawn

Application for non material amendment to planning approval **18/02462/FUL** for change of colour to the metal standing seam cladding finish for both Blocks A and B to Oxide Red (RAL 3009). This finish replaces the Terracotta colour to Block A and Green Patina colour to Block B. Key Worker Accommodation Goldcroft Yeovil Somerset BA21 4DQ Ref. No: 20/01402/NMA | Received: Thu 21 May 2020 | Validated: Thu 21 May 2020 | Status: Decided

Change of use of from Light Industrial (Use Class B1) to Leisure (Use Class D2) Unit 1 32 Goldcroft Yeovil Somerset BA21 4DH Ref. No: **20/01474/COU** | Received: Thu 28 May 2020 | Validated: Wed 03 Jun 2020 | Status: Approved

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council recommendation